
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: March 8, 2006

SITE PLAN: **AFP-06-004**

TITLE: Rubin Residence

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For 192-Sq. Ft. rear sunroom

ADDRESS: 802 Gatestone Street, Lot 23, Block J,
Lakelands

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as
applicable)

Property Owners: Eric Rubin
Applicant/Contractor: Jonathan Tucker – Camelot Builders

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

- Exhibit 1: Application
- Exhibit 2: Site Location Map
- Exhibit 3: Original house location plat
- Exhibit 4: House location plat with proposed rear sunroom
- Exhibit 5: Elevations and details of proposed rear sunroom
- Exhibit 6: Lakelands Community Association's DRC approval letter, dated January 10, 2006
- Exhibit 7: Mailing list for March 8, 2006 Planning Commission meeting

STAFF COMMENTS

The subject property, 802 Gatestone Street, Lot 23, Block J, is located on the corner of Lake Varuna Drive and Gatestone Street in the Lakelands subdivision (Exhibit #2). It is in the MXD (Mixed Use Development) Zone. The applicant is proposing to add a 192 square foot sunroom to the rear of the house. Planning Commission approval for this application is required because the porch, which has a roof, will be expanding the footprint of the structure.

The applicant is proposing a 12-foot by 16-foot sunroom, which will be located in the rear of the house. The siding and roofing materials of the sunroom will match that of the existing house. The applicant has received approval for both the screened-in porch and deck from the Lakelands Community Association's Design Review Committee (Exhibit #6).

Staff finds this application in conformance with §24-170 and §24-172, Chapter 24 of the City Ordinance and recommends approval.

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-004
Date Filed	2-6-06
Total Fee	\$300.00 PD

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Eric Rubin
 Street Address 802 Gatestone Street
 Zone _____ Historic area designation ☐ Yes ☐ No
 Lot 23 Block J Subdivision Lakelands
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Jonathan Tucker Camelot Builders
 Street Address 10 Maple Avenue
 City Bethesda State MD Suite No. _____ Zip Code 20814
 Daytime Telephone (301) 573-5021

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

Engineer's Name _____
 Engineer's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

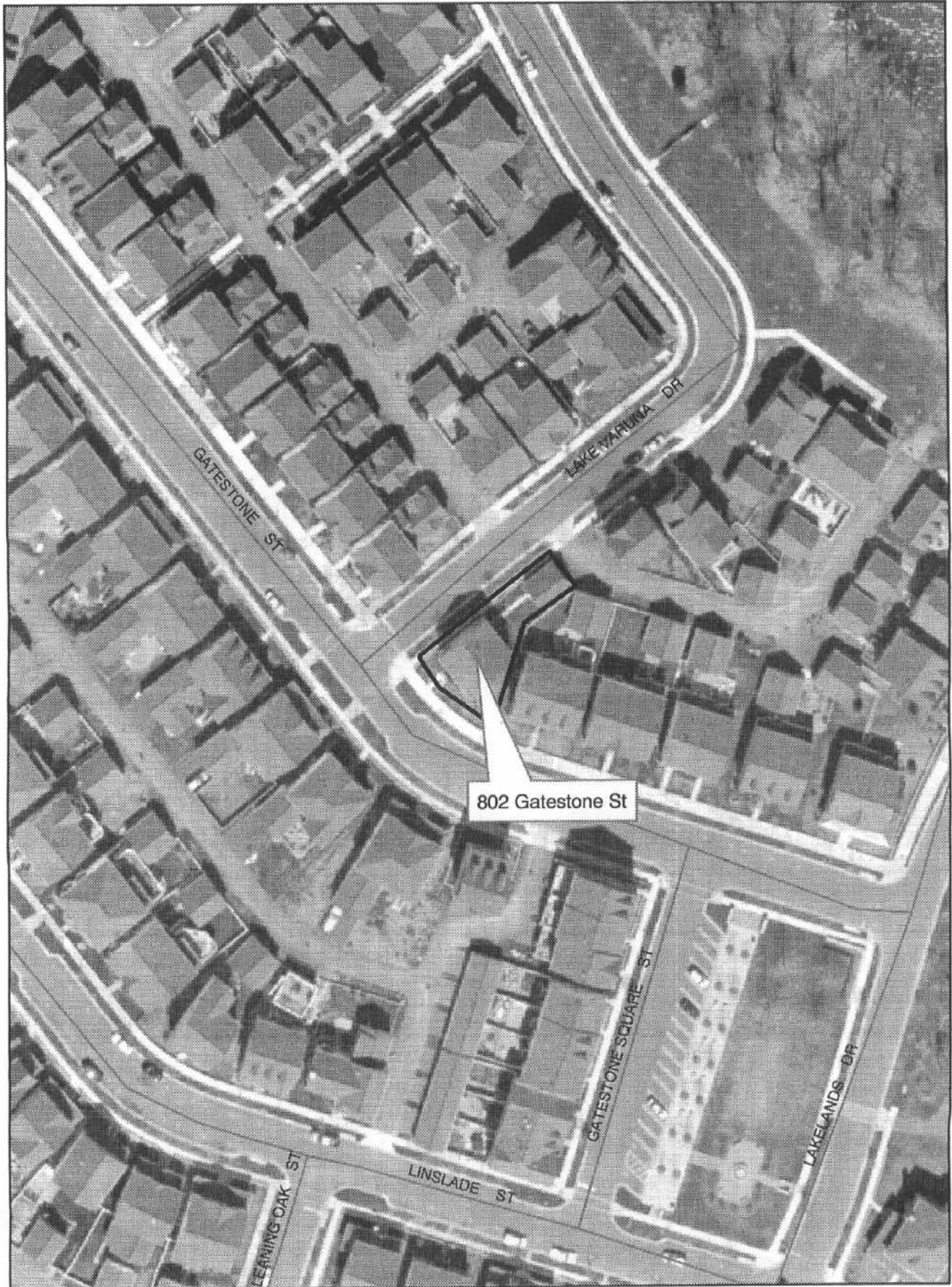
Developer's Name _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

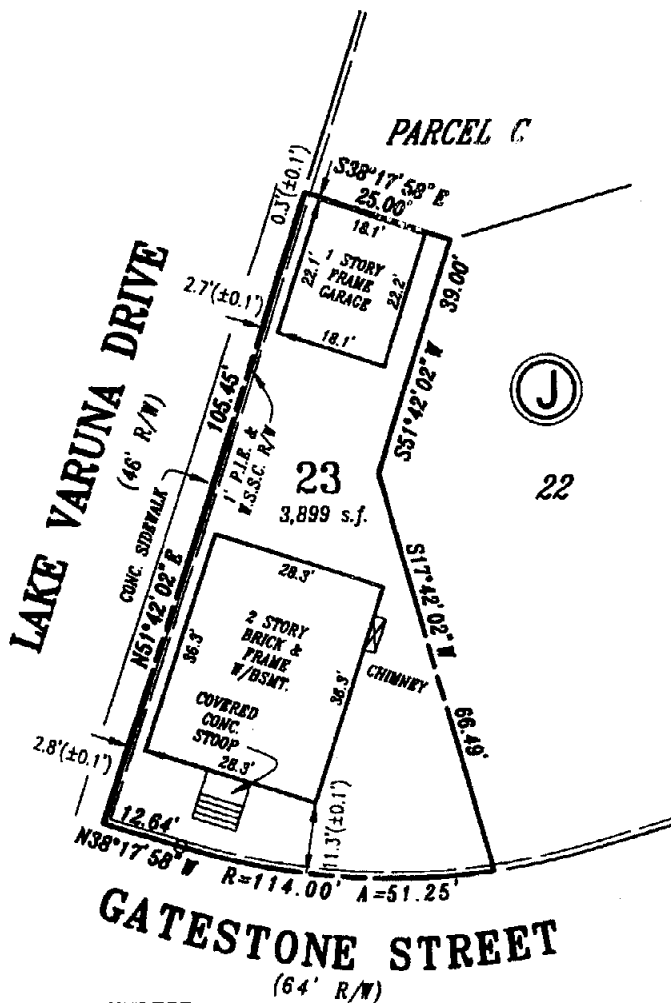
Name Eric Rubin
 Street Address same as subject property Suite No. _____
 City _____ State _____ Zip Code _____
 Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____



SCALE: 1"=30'
W.S.C. DATUM



" THE SUBJECT DWELLING DOES NOT LIE WITHIN A
FLOOD HAZARD ZONE AS SHOWN ON HUD FLOOD
INSURANCE STUDIES "

SURVEYORS CERTIFICATE

I hereby certify that the position of the existing improvements shown hereon have been carefully established by accepted land surveying practices and that, unless shown, there are no visible encroachments either way across the property lines. The plan is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. This drawing was prepared w/o the benefit of a title report.

5-22-2001

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MD. No. 20014

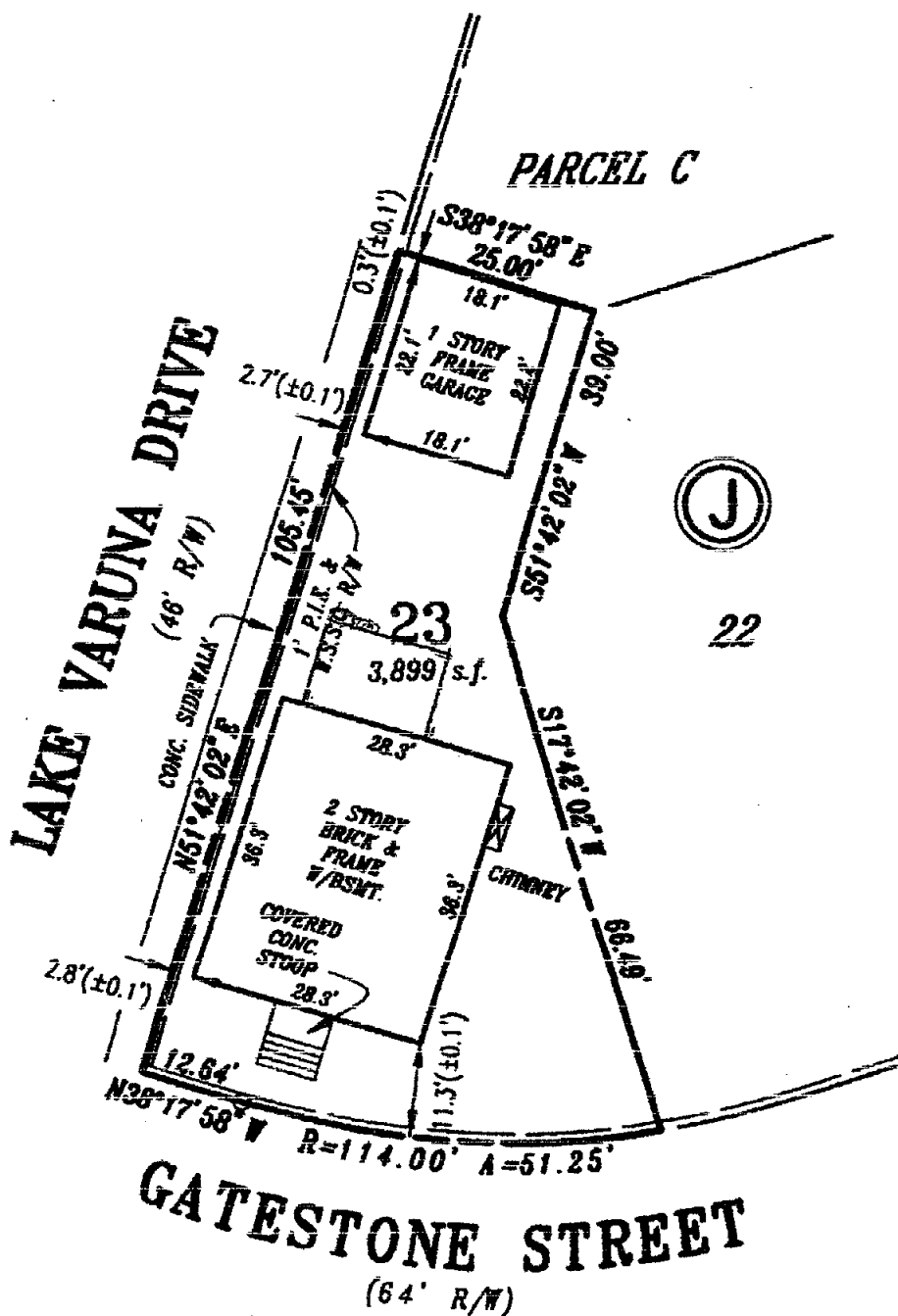
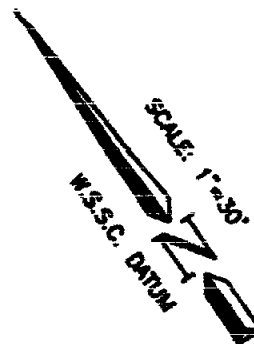
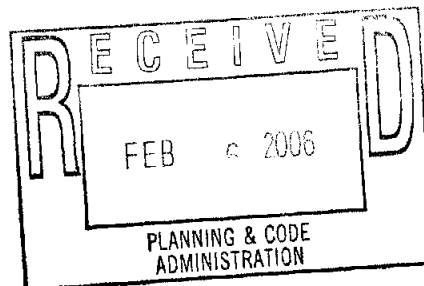
CPU
Associates

Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
 1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
 Phone: (301) 434-7000 E-mail: cpj@cpja.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA

REFERENCE	Drawn by DAO	DAO	Checked by RLC	RLC
Plot Book 191	Date	5/30/01	Record No.	
Plot No. 20891	Scale	1"=30'	29-045-88.23 (J)	

19 A-13

LOCATION DRAWING
802 GATESTONE STREET
LOT 23, BLOCK J
LAKELANDS
GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



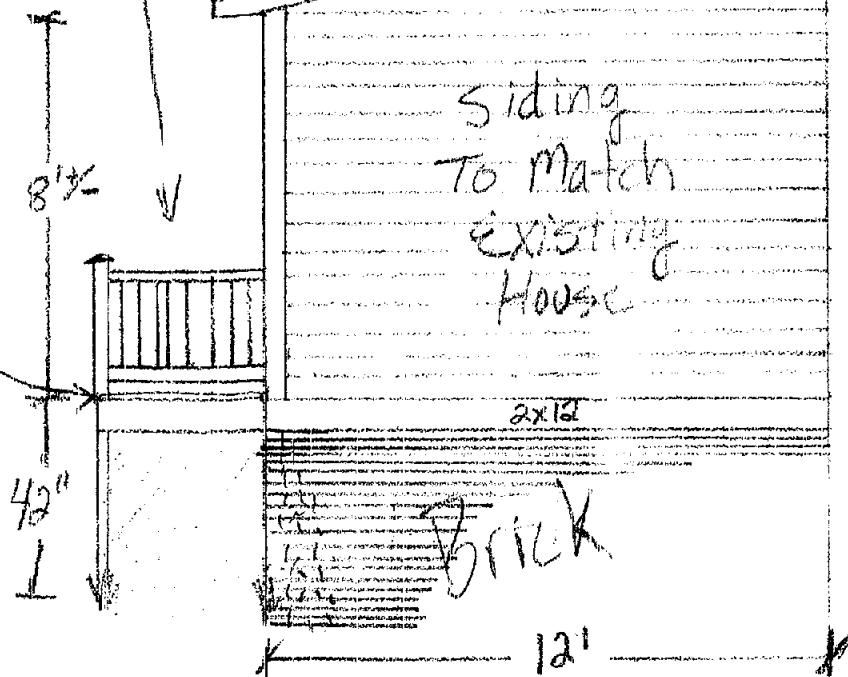
[Signature]
9.1.2001

NOT VALID UNLESS
SURVEYORS SEAL.

INC DOES NOT LIE WITHIN A

Street Side View

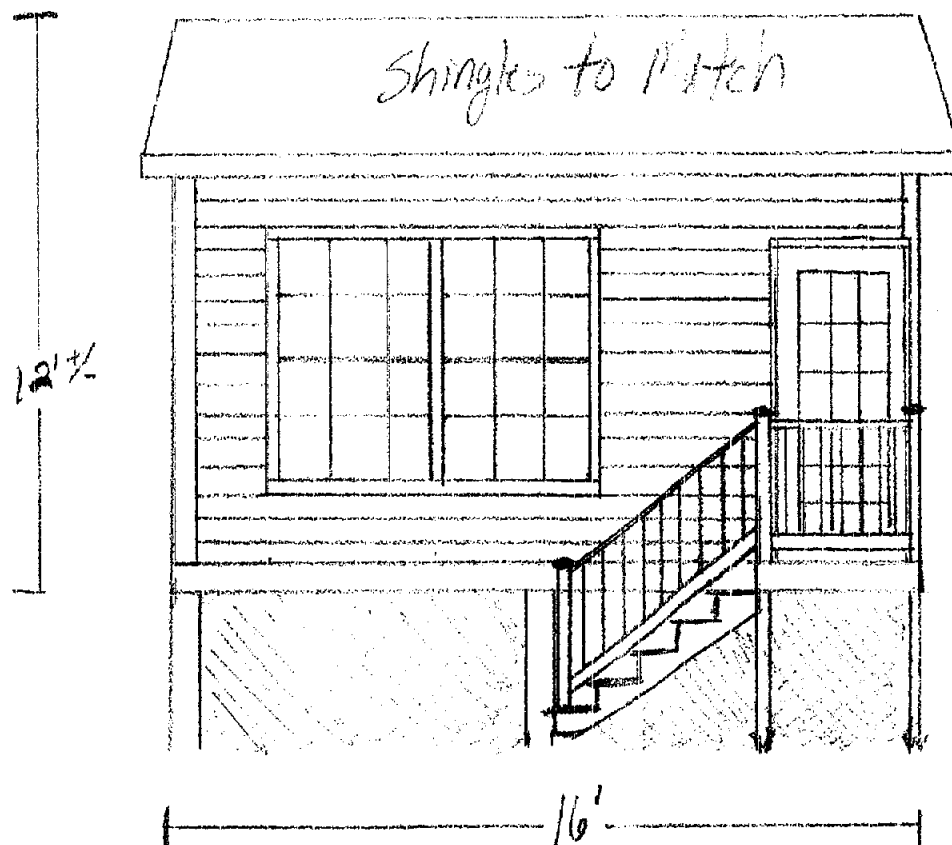
5/4 Trex Winchester Gray
White Vinyl rails



Eric and Lisa Robin
302 Gatestone Street
Gaithersburg, MD. 20878

Rear View

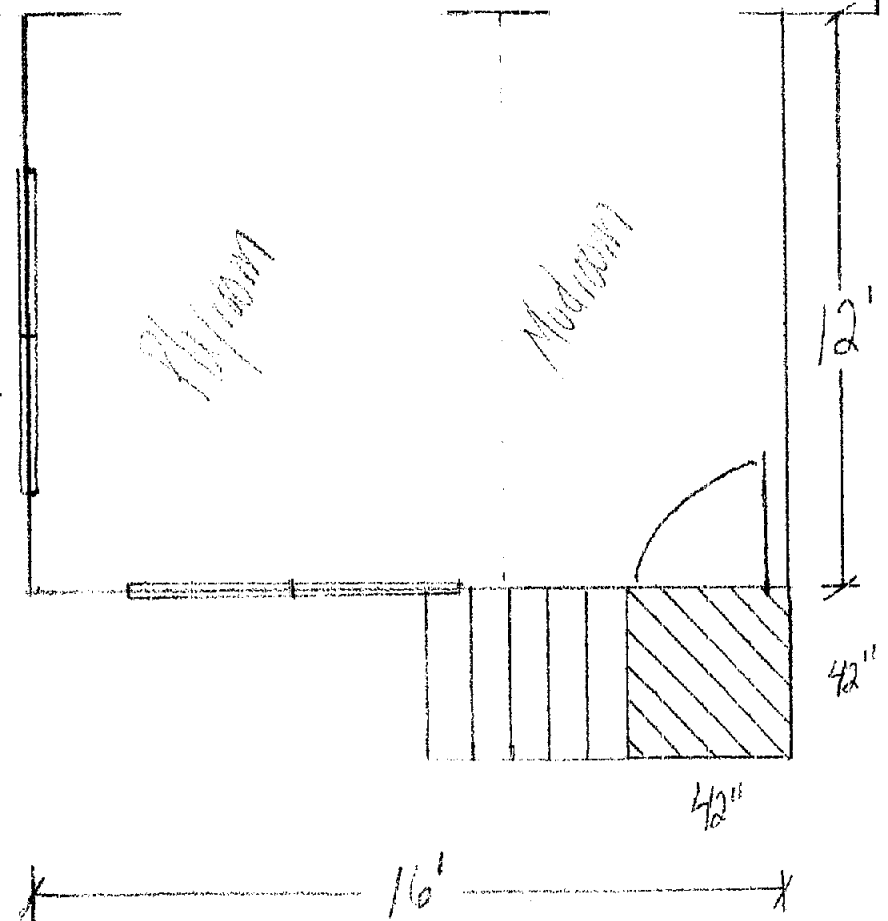
Shingles to Match



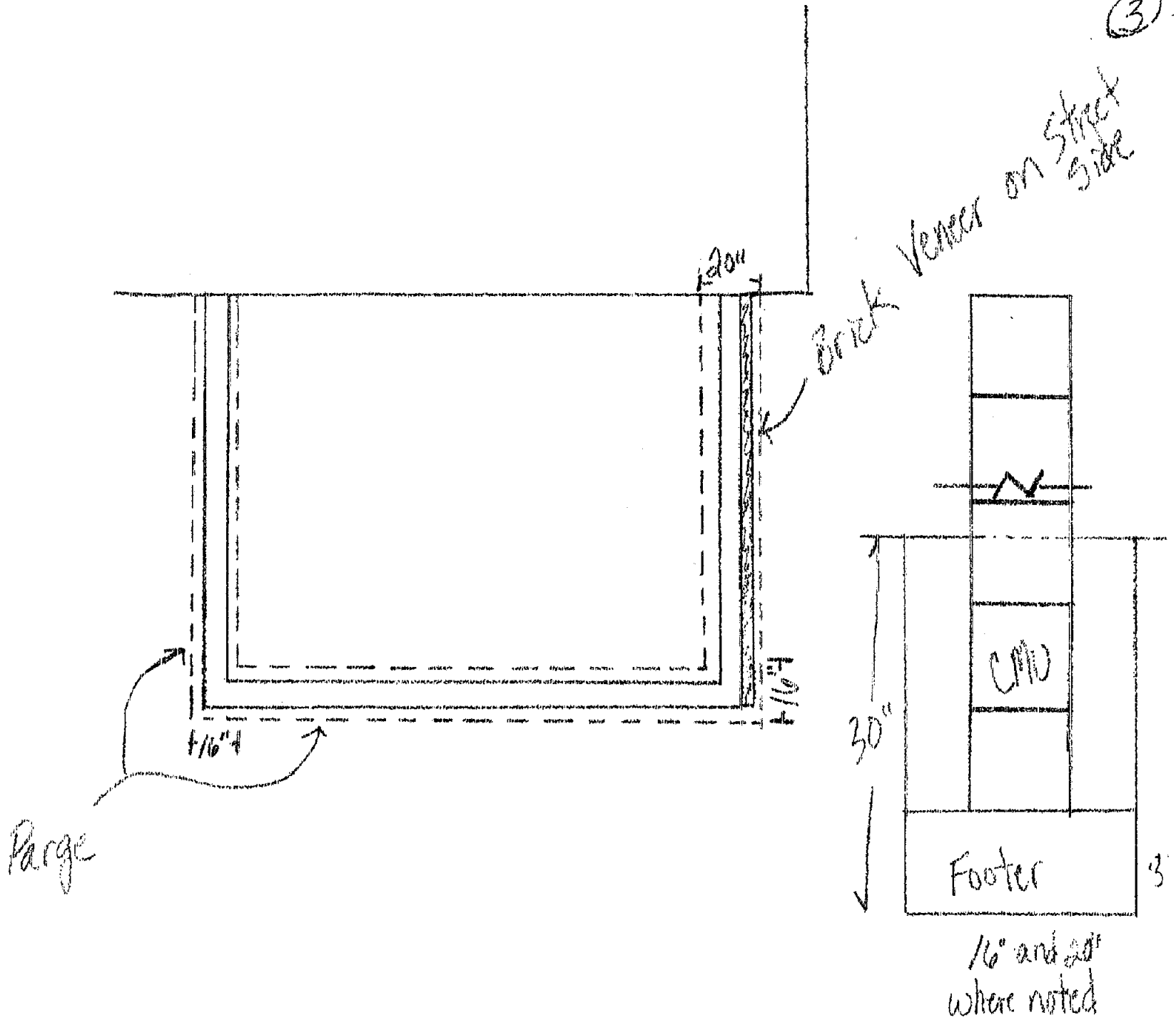
Camelot Builders MHIC#120000
10 Maple Avenue
Boonsboro, MD 21713

Existing House

Siding -
 6" Cedar
 Carolina Beach Sterling Grey
 Windows -
 Anderson Builder Select Series
 Roof -
 Shingled
 Landscape 25 Driftwood



③



Roof and Wall Detail

3 Tab Shingles
15# Felt paper
7/16 OSB.

7/16 OSB over Frame
Vinyl siding

(2) 2x4 Top plates 2x4 studs 16" O.C.
2x4 Base plate

R-30 Kraft faced Insulation

R-13 Kraft faced Insulation

1/2" Drywall

All Headers to be 2(2x10)
over windows and doors

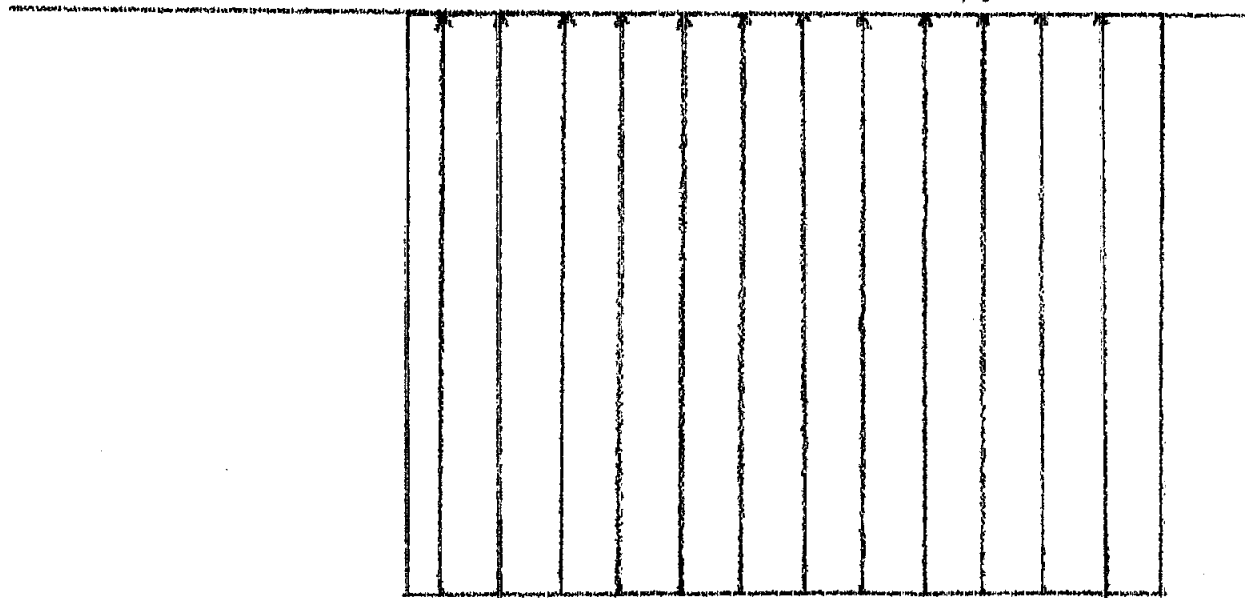
Hangered to
Ledger

2x2 Joists 16" O.C.

1x4 PT sill plate

(2)

Ledger Lagged into existing Solid band
with Ledger Loks
16" O.C.



2x12 Joists 16" O.C.



ComSource Management, Inc

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

January 10, 2006

Eric & Lisa Rubin
802 Gatestone St
Gaithersburg, MD 20878

Dear Mr. Mrs. Rubin

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) Add a mudroom & family room to the rear of the house

Approved with the following stipulations:

- **Addition must be brick/block to grade on the Lake Varuna side & rear of the structure**
- **Landscaping is suggested in front of the addition area**
- **Drainage: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied.**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

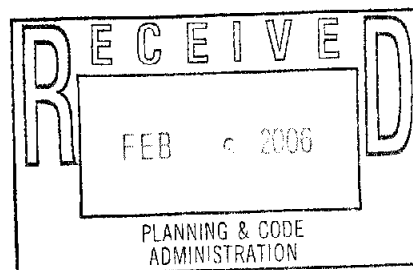
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Debbie@lakelands.org

Sincerely,

Deborah Durham, CMCA®
Community Property Manager
Lakelands Community Association

cc: UNIT FILE



AFP-06-004 Rubin Res. @ LKds.

DEBBIE DURHAM
LCA
960 MAIN ST
GAITHERSBURG MD 20878

JONATHAN TUCKER
CAMELOT BUILDERS
10 MAPLE AVE
BOOSNBORO MD 21713

MICHAEL & P WALSHE
8018 WARFIELD RD
GAITHERSBURG MD 20882

OCCUPANT
628 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
702 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
706 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
814 GATESTONE ST
GAITHERSBURG MD 20878

OCCUPANT
818 GATESTONE ST
GAITHERSBURG MD 20878

OCCUPANT
822 GATESTONE ST
GAITHERSBURG MD 20878

OCCUPANT
623 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
625 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
643 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
651 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
742 LAKE VARUNA MEWS
GAITHERSBURG MD 20878

OCCUPANT
714 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
723 LAKE VARUNA DR
GAITHERSBURG MD 20878

OCCUPANT
727 LAKE VARUNA DR
GAITHERSBURG MD 20878

OCCUPANT
731 LAKE VARUNA DR
GAITHERSBURG MD 20878

OCCUPANT
735 GATESTONE ST
GAITHERSBURG MD 20878

OCCUPANT
724 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
728 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
301 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
305 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
309 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
629 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
633 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
639 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

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744 LAKE VARUNA MEWS
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746 LAKE VARUNA MEWS
GAITHERSBURG MD 20878

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832 LAKE VARUNA DR
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845 LAKE VARUNA DR
GAITHERSBURG MD 20878

OCCUPANT
848 LAKE VARUNA DR
GAITHERSBURG MD 20878

OCCUPANT
857 LAKE VARUNA DR
GAITHERSBURG MD 20878

